# NOTICE OF HEARING ON PROPOSED ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the  $\underline{17th}$  day of  $\underline{April}$ , 1996, the following Resolution was adopted:

#### CITY OF GRAND JUNCTION, COLORADO

### RESOLUTION NO. 41-96

A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION

#### HETZEL ANNEXATION

## LOCATED EAST OF THE SOUTHEAST CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

WHEREAS, on the  $\underline{17th}$  day of  $\underline{April}$ , 1996, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A parcel of land situate in the NW 1/4 of the SE 1/4 and in the SW 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North rightof-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S  $00^{\circ}08'37"$  E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N  $00^{\circ}09'22''$  W along the East line of said NW 1/4SE 1/4 a distance of 1311.06 feet to the point of beginning.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND

#### JUNCTION:

That a hearing will be held on the <u>5th</u> day of <u>June</u>, 1996, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

ADOPTED this 17th day of April, 1996.

Attest:

/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye City Clerk **NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

<u>/s/ Stephanie Nye</u>
City Clerk

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